

Historic Preservation Plan | Current Program Areas and Comparison with Other Cities | January 16, 2013

Program Area by Ordinance	Overview	Comparison with Other Cities
Landmark and Historic District Designation	<p>Under the Historic Preservation Ordinance, the Landmarks Board recommends landmark designation to the City Council. City Council designates by ordinance and can designate over an owner’s objection. Since 1975, 10 historic districts and 162 individual landmarks have been designated in Boulder.</p> <ul style="list-style-type: none">Individual landmarks represent a wide variety of themes of Boulder’s History, from residences built in the 1860s such as the Squires-Tourtellot House to agricultural buildings including the Stephens Granary and modernist buildings like the First Christian Church.The ten historic districts range in size from nine properties in the Floral Park Historic District to over 900 properties in the Mapleton Hill Historic District.Additional public hearing process (including Planning Board) and engagement of residents prescribed for designation of historic districts.	<p>Aspen: City Council designates, non-consensual designation permitted for Victorian buildings, Modern buildings require owner consent. 2 historic districts, 198 landmarks.</p> <p>Denver: City Council designates, non-consensual designation permitted. 51 historic districts, 332 landmarks.</p> <p>Fort Collins: City Council designates, non-consensual designation permitted. 1 historic district, 216 landmarks.</p> <p>Longmont: Designation without owner consent requires petition by 100 citizens, extraordinary significance, demonstration of the inability to move building, and/or designation may not result in an economic hardship to owner. District designation requires 25% support from property owners to nominate, and 51% to designate. 2 historic districts, 114 landmarks.</p> <p>Pueblo: City Council designates, non-consensual designation permitted. 2 historic districts, 135 landmarks.</p>
Design Review	<p>Exterior changes to landmarked buildings and those located within a historic district require review. There are three levels of review: administrative, review by the Landmarks design review committee (Ldrc, which is comprised of 2 board members and a staff member) and review by the Landmarks Board in a public hearing.</p> <ul style="list-style-type: none">There is no fee for landmark alteration certificate (LAC) review.Between 200 and 300 LAC reviews undertaken annually. Approximately 60% of applications are reviewed by staff.Design Guidelines adopted by the Landmarks Board to assist in interpreting the ordinance for alterations to individual landmarks and for properties in historic districts.District-specific guidelines have also been developed for most historic districts to supplement the General Design Guidelines.	<p>Aspen: Sophisticated design review process by Historic Preservation Commission members for most exterior changes; single set of design guidelines.</p> <p>Denver: Considerable design review for exterior changes majority of which is by staff; general and district specific guidelines for some districts.</p> <p>Fort Collins: Some design review; general design guidelines and district specific guidelines for one district.</p> <p>Pueblo: Some design review; design guidelines for historic commercial district only.</p>
Structures of Merit	<p>The Structures of Merit (SOM) program was established in 1988 as a way to recognize non-designated properties possessing “historical, architectural, or aesthetic merit”. SOM recognition differs from Landmark designation in the following aspects:</p> <ul style="list-style-type: none">SOM listing is strictly honorary and is not subject to the same design review process.Procedure for recognition is less regulated.Following a change in 1997 to the historic preservation ordinance, demolition and relocation review is no longer required for SOMs less than 50 years old.Structures of Merit have been recognized in thematic groups, such as terrace buildings, houses designed by Charles Haertling, and houses located in the “Little Rectangle,” the center of Boulder’s early African American community.	<p>Longmont: Certificate of Merit program; Landmark Commission may “recognize any property of historic, architectural or aesthetic merit, which has not been recognized under any other provisions.” The purpose of recognition in Longmont is “to encourage the protection, restoration, preservation, enhancement, and adaptive reuse of such properties.”</p> <p><i>Aspen, Denver, Fort Collins and Pueblo do not have a Structures of Merit program.</i></p> <p>Nationwide: SOM programs exist most often in California, including Berkeley, Santa Barbara, San Francisco, and Santa Monica. In Berkeley it seems SOM recognition is particularly used for resources which have been moved. Their SOM list also indicated four of the thirty-nine total SOMs had been demolished over the years. As in Boulder, the Berkeley SOM program is only honorary and lacks the regulations to review major alterations or demolitions.</p>
Demolition Review	<p>Demolition review is required for all non-designated buildings in the city over 50 years old. The purpose of the ordinance is to prevent the loss of historic buildings that may have architectural or historical significance.</p> <ul style="list-style-type: none">Applications for buildings constructed after 1940 are reviewed administratively and buildings constructed before 1940 are reviewed by the Landmarks Design Review Committee (Ldrc). The current historic preservation code defines demolition as the removal of (1) 50% or more of the exterior walls of a building (2) 50% or more of the roof area; or (3) the removal of any exterior wall facing a public street.If staff or the LDRC finds that the building <i>may</i> be eligible for designation as an individual landmark, the application is referred to the full Landmarks Board (LB). If the LB determines the property is not eligible for designation as an individual landmark, a demolition permit is granted. However, if the LB determines the building may be eligible, a stay of demolition for up to 180 days may be imposed. During this six month period, alternatives to demolition are sought, including incorporation of the existing structure into a new design, eligibility for tax credits if the building is retained, relocation of the structure, or landmark designation. If the 180-day period expires, the demolition permit is issued.Approximately 60-100 demolition permit applications are reviewed by staff and the Ldrc each year. The Landmarks Board reviews approximately four to six applications per year.	<p>Aspen: Review is required for buildings located in the Main Street or Commercial Core Historic Districts, or any building listed on the “Inventory of Historic Sites and Structures”. Due to development pressures, Aspen preservation staff created a list of modern resources deemed to have the greatest significance and integrity. The buildings on this list must wait 90 days to receive a building or demolition permit. During this waiting period preservation staff discusses the economic, social, and cultural values of historic designation. If the property owner still wants to move forward with alterations or demolition, they may proceed after the 90-day period has elapsed.</p> <p>Denver: Review is required for all buildings larger than 120 square feet, regardless of age. Most applications are reviewed at the staff level to determine potential historical significance. If the structure is determined significant and has potential for historic designation, a demolition notice will be posted on the property for up to 21 days. If no landmark designation applications are received within the 21 days the demolition will be approved, however if an application and fee is received the landmark designation process will ensue. Once the landmark designation begins, Denver City Council has 120 days to designate the property.</p> <p>Fort Collins: Review process similar to Boulder’s, except that an application that is called up to the full board and determined to be eligible for landmark designation must also be reviewed through Development Review.</p>

Other Program Areas	Overview	Comparison with Other Cities			
Survey	<p>Boulder first applied for a grant to establish a survey framework in 1975. As a result of this early effort, a large portion of the city’s older building stock has been recorded.</p> <ul style="list-style-type: none">In 1985, the city began hiring professional consultants to document buildings and make assessments of architectural and historical significance, funded by CLG grants.17 survey projects have been completed to date, from a broad survey in 1985 to the Post-WWII Residential Resource survey in 2010.	COMMUNITY	SURVEYS COMPLETED		
		Boulder	17		
		Aspen	2		
		Denver	11		
		Fort Collins	8		
		Longmont	8		
		Pueblo	3		
Incentives	<p>Owners of historic buildings in Boulder may be eligible to take advantage of 14 incentives, including:</p> <ul style="list-style-type: none">Tax Advantages (Federal, State Tax Credits, City Sales Tax Waiver)Possible exemptions/variances from select building code and zoning standards (Floodplain, height, solar, front porch and land use requirements, requirement in rental house code for sprinklers, and residential growth management requirements).Recognition: plaque program for individual landmarksGrant eligibility for the State Historical FundReview Assistance (Landmarks Design Review Committee) <p>Among all Colorado CLGs, Boulder ranks second to Denver in the most State Tax Credit projects reviewed and completed.</p>	<p>Aspen: Allowance for 500 sq. ft. “Floor Area Bonus” for additions to designated historic properties; 0% interest loan available for up to \$25,000 for any property that is in violation of current zoning codes, in a state of “Demolition by Neglect”, or to fund necessary rehabilitation work. Demonstration of financial need required for eligibility.</p> <p>Fort Collins: 0% Interest loan available for up to \$7,500 for rehabilitation of historic properties; properties must be locally landmarked and funding is only applicable to exterior work.</p> <p>Louisville: Historic Preservation Sales Tax, passed by voters in 2008. The revenue provides funding for the rehabilitation and preservation of historic resources that contribute the character of Old Town. Funding is only available for buildings that are locally landmarked or enter into a preservation easement with the city.</p>			
Certified Local Government (CLG)	<p>CLG program established in 1980 to better integrate local governments into the national historic preservation framework and to foster local-state-federal partnership. Boulder was recognized as a CLG in 1985, making it the second community after Longmont to become a CLG in Colorado.</p> <p>Certified Local Governments must:</p> <ul style="list-style-type: none">Create a local historic preservation ordinanceEstablish a qualified historic preservation commission,Maintain a system for survey and inventory of local historic resourcesProvide for public participation in the local historic preservation process. <p>Boulder has received CLG grant funding each year except one since 1985. Grant funded projects have included architectural surveys, informational brochures, the development of design guidelines and board member/staff training</p>	COMMUNITY	YEAR CLG ESTABLISHED	TOTAL CLG GRANTS AWARDED	TOTAL CLG GRANT AMOUNT AWARDED
		Boulder	1985	11	\$89,083
		Aspen	1985	3	\$5,090
		Denver	1985	3	\$16,860
		Fort Collins	1991	6	\$78,540
		Longmont	1985	4	\$118,830
		Pueblo	2005	5	\$115,680
Public Outreach	<p>Over the years, efforts have concentrated on the following areas:</p> <ul style="list-style-type: none">Partnership with Historic Boulder, Inc. in education and outreach projectsCoordination and promotion of Preservation Month Activities, including tours of historic neighborhoods and an awards ceremony recognizing notable projects.Presentations to local organizations, such as the Chamber of Commerce, Boulder Area Realtors Association, neighborhood associations and CU classes.Presentational at state and national conferences.Development and publication of informational brochures.Digitization of architectural survey forms on the Carnegie Library for Local History’s website.Production of a video about historic preservation in Boulder	<p>Fort Collins: Offers a variety of resources and educational tools for owners of historic structures. These include a design assistance program, resources regarding sustainability and historic preservation, and multiple guides to assist property owners in the rehabilitation of historic homes and buildings.</p> <p>Pueblo: For consultant-funded projects, preservation staff requests a copy of the presentation so it can be given at later dates to different groups; Preservation staff also conducts bicycle and walking tours of historic neighborhoods and regularly give presentations to community groups. Additionally, information is provided to neighborhood “welcome wagons” so new homeowners are aware of the required review processes.</p> <p>Denver: Denver has worked in close partnership with Historic Denver, Inc, a historic preservation non-profit. Historic Denver advocates have developed walking and bicycle tours, as well as a smart phone app, to engage residents and visitors in the history of Denver’s neighborhoods.</p>			